

AP MORGAN



Broughton Road, Pedmore, Stourbridge
Offers in Excess of £600,000

Features:

- A capacious and well extended detached property
- Two spacious front facing reception rooms
- Well equipped kitchen with inset appliances
- Large rear extension with bi-fold doors opening onto the rear garden
- Four double bedrooms, two with en-suite shower rooms
- Driveway with parking space for several vehicles leading to double garage
- Beautifully landscaped rear garden
- EPC - C

Description:

A capacious and well extended four bedroom detached property situated in the sought after location of Pedmore, Stourbridge.

Entering into the welcoming entrance hall, the ground floor briefly comprises of two spacious front facing reception rooms, one of which offers a stylish Stovax multi-fuel burner inset into the feature fireplace, a well-equipped kitchen with inset oven, grill, six ring gas hob, modern extractor hood and dishwasher and features solid oak work surfaces and matching bar stools, joining to a convenient utility room with space and plumbing for free standing washing machine, dryer and additional dishwasher, handy downstairs WC, and a bright and airy rear extension lounge/diner with feature skylights, bi-fold doors opening onto the rear garden and tasteful downlighting.

Leading up the stairs from the entrance hall, the first floor landing branches off to a large family bathroom complete with jacuzzi bathtub and contemporary suite, and four great sized double bedrooms, the master featuring dressing room and en-suite shower room, second bedroom complete with en-suite shower room, third bedroom complete with dual aspect windows and fourth bedroom offering space for furniture such as wardrobes and dresser units.

To the front of the property is a private driveway with hedge borders and parking space for several vehicles, and features a double garage with remote controlled electric shutter. To the rear of the property is a fantastic sized and beautifully landscaped rear garden, mostly laid to lawn with an initial paved patio area, perfect for summer barbeques, and complete with greenhouse, wood store, timber storage shed and summer house.

Situated in the sought-after location of Pedmore, Stourbridge, this property benefits from great nearby amenities and schooling, with excellent road, rail and public transport links to Birmingham, Merry Hill, Kidderminster, Worcester and Wolverhampton.

Additional benefits include double glazing throughout, gas central heating, power and light points in the garage, outside water points and 4kw homeowner-owned photovoltaic solar panel system with the benefit of a yearly tax free income.



Details:

Entrance Hall

Lounge

16' 9" x 11' 9" (5.10m x 3.58m)

Reception Room

12' 0" x 12' 6" (3.65m x 3.81m)

Kitchen

9' 4" x 21' 4" Both Max (2.84m x 6.50m)

Utility Room

10' 4" x 10' 6" Both Max (3.15m x 3.20m)

Downstairs WC

Lounge/Diner Extension

10' 2" x 27' 4" (3.10m x 8.32m)

First Floor Landing

Master Bedroom

11' 7" x 21' 2" Both Max (3.53m x 6.45m)

Dressing Room

En-suite Shower Room

Bedroom Two

13' 9" x 12' 9" Both Max (4.19m x 3.88m)

En-Suite Shower Room Two

Bedroom Three

16' 9" x 11' 9" Both Max (5.10m x 3.58m)

Bedroom Four

7' 7" x 9' 4" (2.31m x 2.84m)

Family Bathroom

6' 5" x 11' 5" (1.95m x 3.48m)

Double Garage

14' 9" x 14' 1" Both Max (4.49m x 4.29m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01384 319 400.



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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

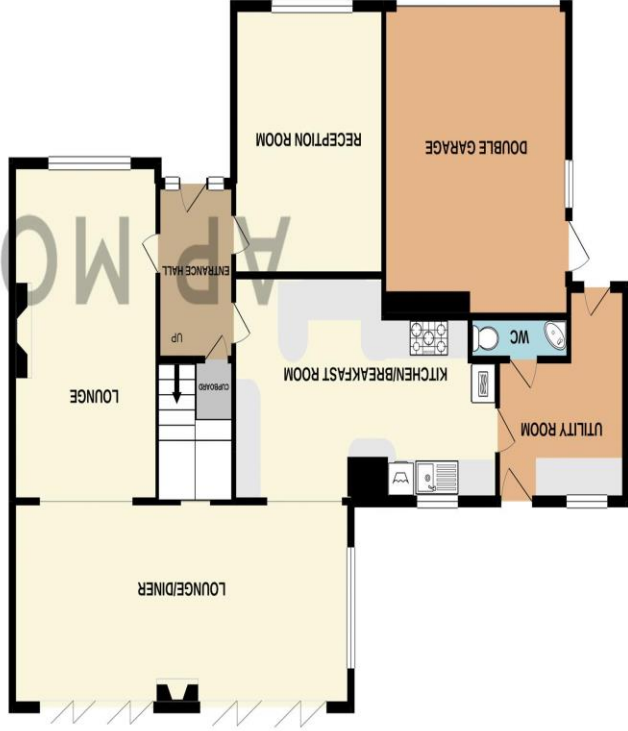
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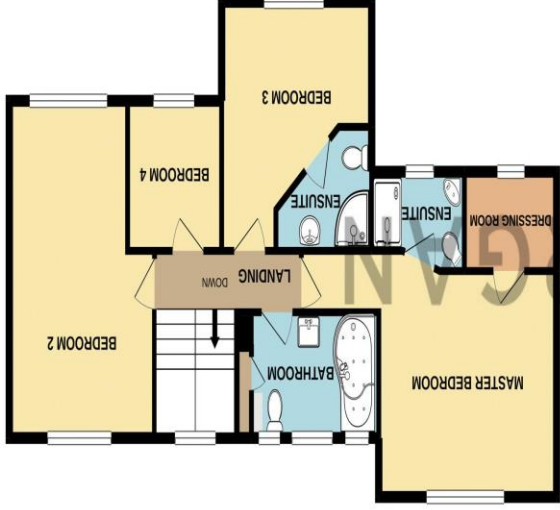
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GROUND FLOOR
1262 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA: 2048 sq.ft. (190.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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